

# RESIDENTIAL PORTFOLIO OFFERING MEMORANDUM

27 PROPERTIES, HENDERSON NV



Last Updated: 8.1.2025

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## INVESTMENT ADVISORS

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## Executive Summary

This investment offering presents a unique opportunity to acquire a bulk portfolio of 27 residential properties located across the rapidly growing Las Vegas metro area. The properties are strategically positioned to attract high occupancy rates, boasting proximity to key amenities such as shopping centers, schools, parks, and public transportation routes.

## Investment Appeal:

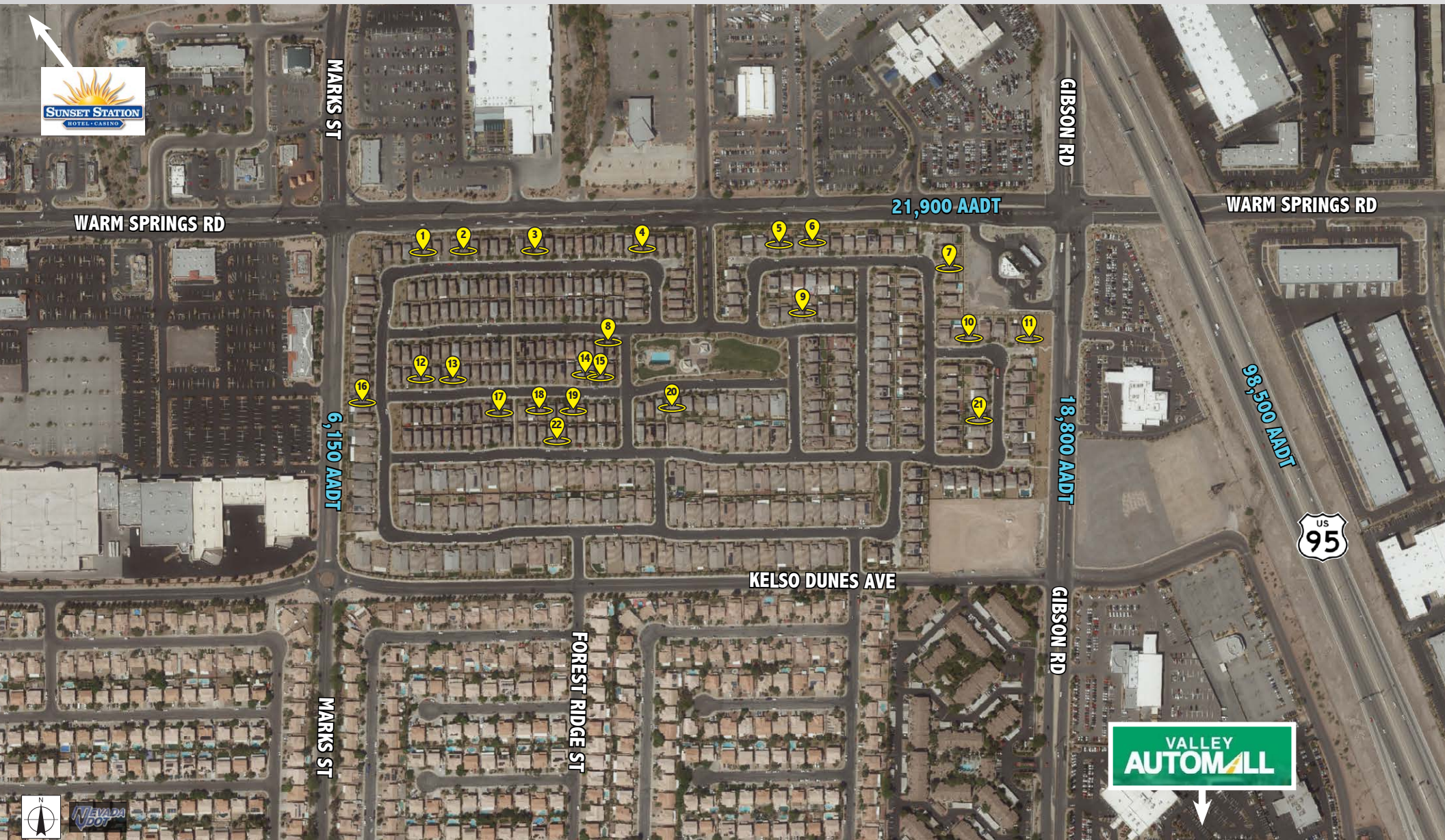
- Total Purchase Price: \$15.5 M
- Cap Rate: 5.70%
- Expected Annual Gross Rental Income: \$883,800



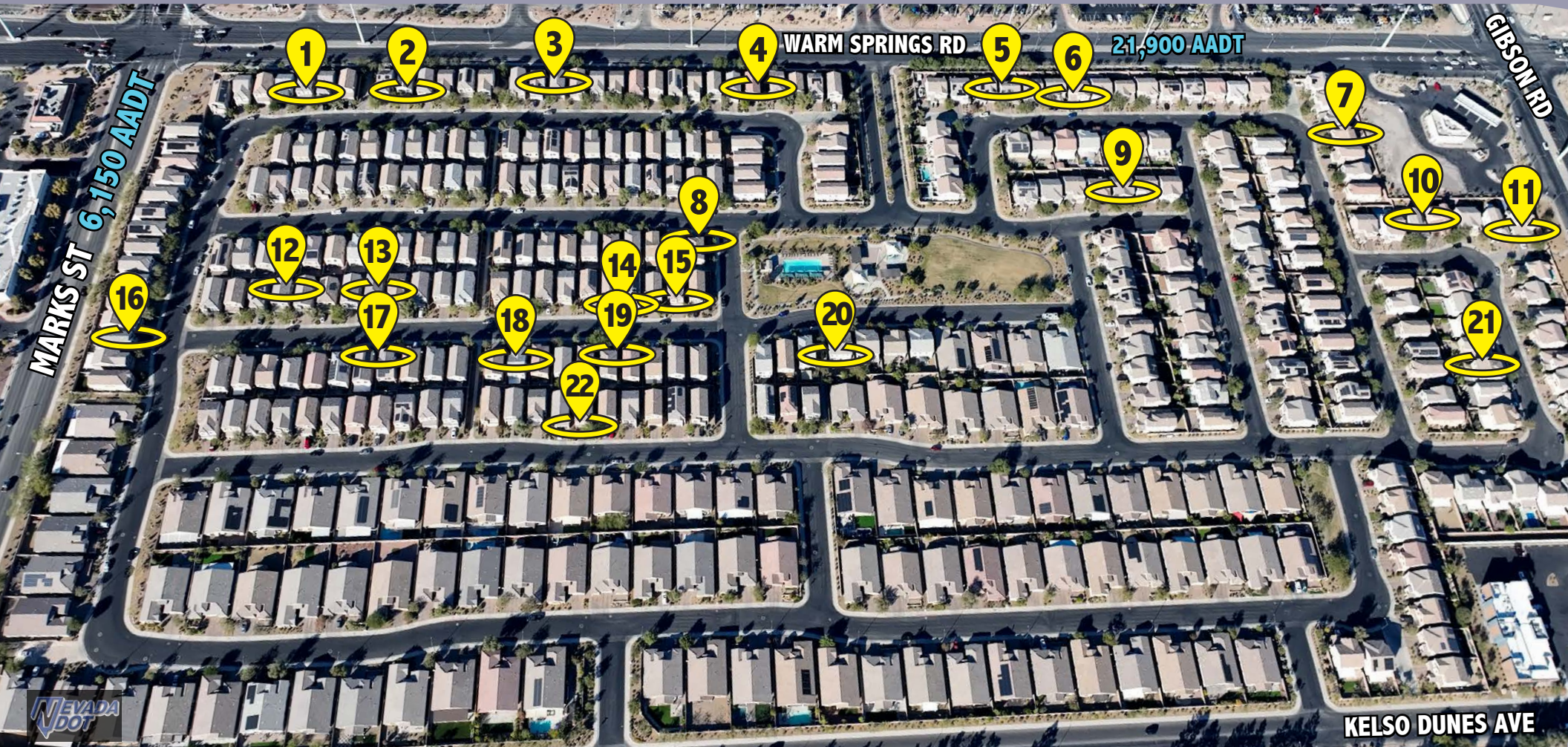
# LAS VEGAS AERIAL



# AERIAL #1 (WARM SPRINGS RANCH)



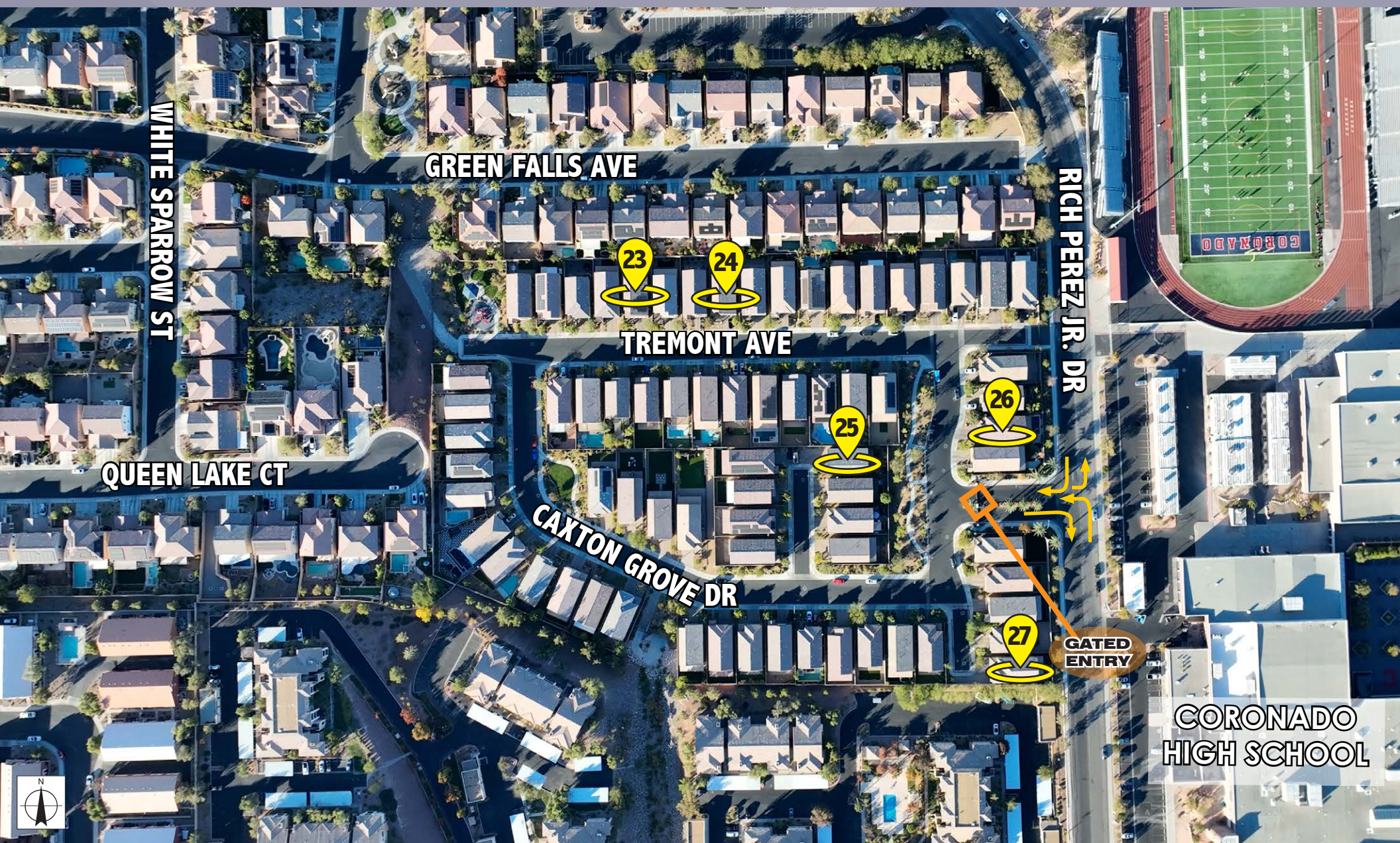
# AERIAL ZOOM (WARM SPRINGS RANCH)



# AERIAL # 2 (CORONADO FALLS)



# AERIAL ZOOM (CORONADO FALLS)



# INVESTMENT SUMMARY

Cap Rate

5.70 %

Purchase Price

\$15.5 M



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# PROPERTY DETAILS

1	1144 Bradley Bay Ave, Henderson NV 89014	178-10-514-006	3 beds, 2.5 baths	1835 sq ft	2017	\$2,750	2024	3/1/2024	8/31/2025
2	1136 Bradley Bay Ave, Henderson NV 89014	178-10-513-001	3 beds, 2.5 baths	1732 sq ft	2017	\$2,600	2023	8/1/2024	7/31/2027
3	1122 Bradley Bay Ave, Henderson NV 89014	178-10-513-008	4 beds, 2.5 baths	1936 sq ft	2017	\$2,550	2023	12/22/2023	12/31/2025
4	1100 Bradley Bay Ave, Henderson NV 89014	178-10-511-009	3 beds, 2.5 baths	1835 sq ft	2015	\$2,450	2025	3/1/2025	MTM
5	1070 Fish Pond Ave, Henderson NV 89014	178-10-511-072	4 beds, 2.5 baths	2258 sq ft	2015	\$2,850	2023	10/1/2024	3/31/2026
6	1062 Fish Pond Ave, Henderson NV 89014	178-10-511-074	3 beds, 2.5 baths	1738 sq ft	2015	\$2,550	2022	6/1/2022	MTM
7	392 Monique Springs St, Henderson NV 89014	178-10-511-085	3 beds, 2.5 baths	1738 sq ft	2015	\$2,500	2023	6/1/2023	5/31/2028
8	1109 Bobby Basin Ave, Henderson NV 89014	178-10-511-034	3 beds, 2.5 baths	1732 sq ft	2015	\$2,450	2025	2/3/2028	1/31/2026
9	1066 Bobby Basin Ave, Henderson NV 89014	178-10-511-096	3 beds, 2.5 baths	2019 sq ft	2016	\$2,650	2023	2/1/2024	1/31/2026
10	1016 Devon Creek Ave, Henderson NV 89014	178-10-512-045	4 beds, 2.5 baths	2258 sq ft	2016	\$2,800	2023	6/1/2024	5/31/2026
11	1008 Devon Creek Ave, Henderson NV 89014	178-10-512-047	3 beds, 3 baths	1946 sq ft	2016	\$2,600	2023	2/1/2023	1/31/2026
12	1146 Jesse Harbor Ave, Henderson NV 89014	178-10-514-029	3 beds, 1.5 baths	1835 sq ft	2016	\$2,500	2024	12/1/2024	12/31/2025
13	1142 Jesse Harbor Ave, Henderson NV 89014	178-10-514-031	3 beds, 2.5 baths	2034 sq ft	2016	\$2,650	2023	10/28/2023	10/31/2025
14	1112 Jesse Harbor Ave, Henderson NV 89014	178-10-511-041	3 beds, 2.5 baths	1732 sq ft	2015	\$2,500	2024	12/12/2024	11/30/2026
15	1110 Jesse Harbor Ave, Henderson NV 89014	178-10-511-042	3 beds, 2.5 baths	1835 sq ft	2015	\$2,000	2025	3/3/2025	2/28/2026
16	369 Wilford Springs St, Henderson NV 89014	178-10-514-052	4 beds, 2.5 baths	1936 sq ft	2016	\$2,650	2022	10/1/2024	9/30/2025
17	1133 Jesse Harbor Ave, Henderson NV 89014	178-10-513-058	3 beds, 2.5 baths	2034 sq ft	2016	\$2,550	2022	7/1/2024	6/30/2026
18	1127 Jesse Harbor Ave, Henderson NV 89014	178-10-513-055	4 beds, 2.5 baths	1732 sq ft	2016	\$2,500	2024	8/1/2024	7/31/2026
19	1119 Jesse Harbor Ave, Henderson NV 89014	178-10-513-051	3 beds, 2.5 baths	1835 sq ft	2016	\$2,650	2023	3/1/2023	2/29/2026
20	1099 Jesse Harbor Ave, Henderson NV 89014	178-10-511-059	3 beds, 2.5 baths	1835 sq ft	2014	\$2,350	2023	6/23/2023	6/30/2026
21	367 Taylor Springs St, Henderson NV 89014	178-10-512-065	4 beds, 2.5 baths	2018 sq ft	2016	\$2,800	2021	2/1/2024	9/30/2025
22	1122 Aubrey Springs Ave, Henderson NV 89014	178-10-513-073	3 beds, 2.5 baths	1835 sq ft	2016	\$2,500	2025	6/12/2025	6/30/2026
23	2926 Tremont Ave, Henderson NV, 89052	177-36-218-017	4 beds, 2.5 baths	2410 sq ft	2018	\$3,200	2024	8/1/2024	7/31/2026
24	2914 Tremont Ave, Henderson NV 89052	177-36-218-014	5 beds, 3 baths	2779 sq ft	2018	\$3,000	2024	1/15/2025	1/31/2027
25	908 Brayfield Court, Henderson NV 89052	177-36-218-051	4 beds, 2.5 baths	2410 sq ft	2018	\$3,300	2023	2/1/2023	1/31/2026
26	904 Keesey Way, Henderson NV, 89052	177-36-218-002	5 beds, 2 baths	2779 sq ft	2018	\$4,150	2021	6/1/2024	11/30/2026
27	936 Keesey Way, Henderson NV 89052	177-36-218-043	5 beds, 2 baths	2779 sq ft	2018	\$3,600	2021	7/1/2024	6/30/2026
						\$73,650			



# PROPERTY EXPENSES

Map 1	Property Name	HOA Company	Monthly Dues	Monthly Payment	Payment Frequency	Property Taxes	Property Tax Due Date	Frequency
1	1144 Bradley Bay	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 960.77	1/6/2025	Quarterly
2	1136 Bradley Bay	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 954.23	1/6/2025	Quarterly
3	1122 Bradley Bay	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 961.94	1/6/2025	Quarterly
4	1100 Bradley Bay	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 983.30	1/6/2025	Quarterly
5	1070 Fish Pond	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 1,018.45	1/6/2025	Quarterly
6	1062 Fish Pond	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 1,018.74	1/6/2025	Quarterly
7	392 Monique Springs	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 1,018.74	1/6/2025	Quarterly
8	1109 Bobby Basin	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 941.77	1/6/2025	Quarterly
9	1066 Bobby Basin	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 944.70	1/6/2025	Quarterly
10	1016 Devon Creek	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 1,153.32	1/6/2025	Quarterly
11	1008 Devon Creek	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 955.46	1/6/2025	Quarterly
12	1146 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 872.19	1/6/2025	Quarterly
13	1142 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 799.07	1/6/2025	Quarterly
14	1112 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 828.99	1/6/2025	Quarterly
15	1110 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 841.65	1/6/2025	Quarterly
16	369 Wilford Springs	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 864.40	1/6/2025	Quarterly
17	1133 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 974.44	1/6/2025	Quarterly
18	1127 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 965.28	1/6/2025	Quarterly
19	1119 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 876.18	1/6/2025	Quarterly
20	1099 Jesse Harbor	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 830.45	1/6/2025	Quarterly
21	367 Taylor Springs	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 1,075.11	1/6/2025	Quarterly
22	1122 Aubrey Springs	Warm Springs Ranch	53.00	53.00	Every 1st of the month	\$ 851.21	1/6/2025	Quarterly
23	2926 Tremont	Coronado Falls Homeowners	105.00	105.00	Every 1st of the month	\$ 1,368.29	1/6/2025	Quarterly
24	2914 Tremont	Coronado Falls Homeowners	105.00	105.00	Every 1st of the month	\$ 1,414.26	1/6/2025	Quarterly
25	908 Brayfield Ct	Coronado Falls Homeowners	105.00	105.00	Every 1st of the month	\$ 1,337.22	1/6/2025	Quarterly
26	904 Keesey Way	Coronado Falls Homeowners	105.00	105.00	Every 1st of the month	\$ 1,582.96	1/6/2025	Quarterly
27	936 Keesey Way	Coronado Falls Homeowners	105.00	105.00	Every 1st of the month	\$ 1,472.36	1/6/2025	Quarterly
			\$ 1,691.00			\$ 27,865.48		

# DEMOGRAPHICS

## (1 MILE SUMMARY)

2024  
Population

2024  
Households

2024 Average  
Household Income

5-Year Projected  
Population Growth

**AERIAL #1**  
(Warm Springs  
Ranch)



10,633



4,117



\$94,956



0.75%

2024  
Population

2024  
Households

2024 Average  
Household Income

5-Year Projected  
Population Growth

**AERIAL #2**  
(Coronado Falls)



18,755



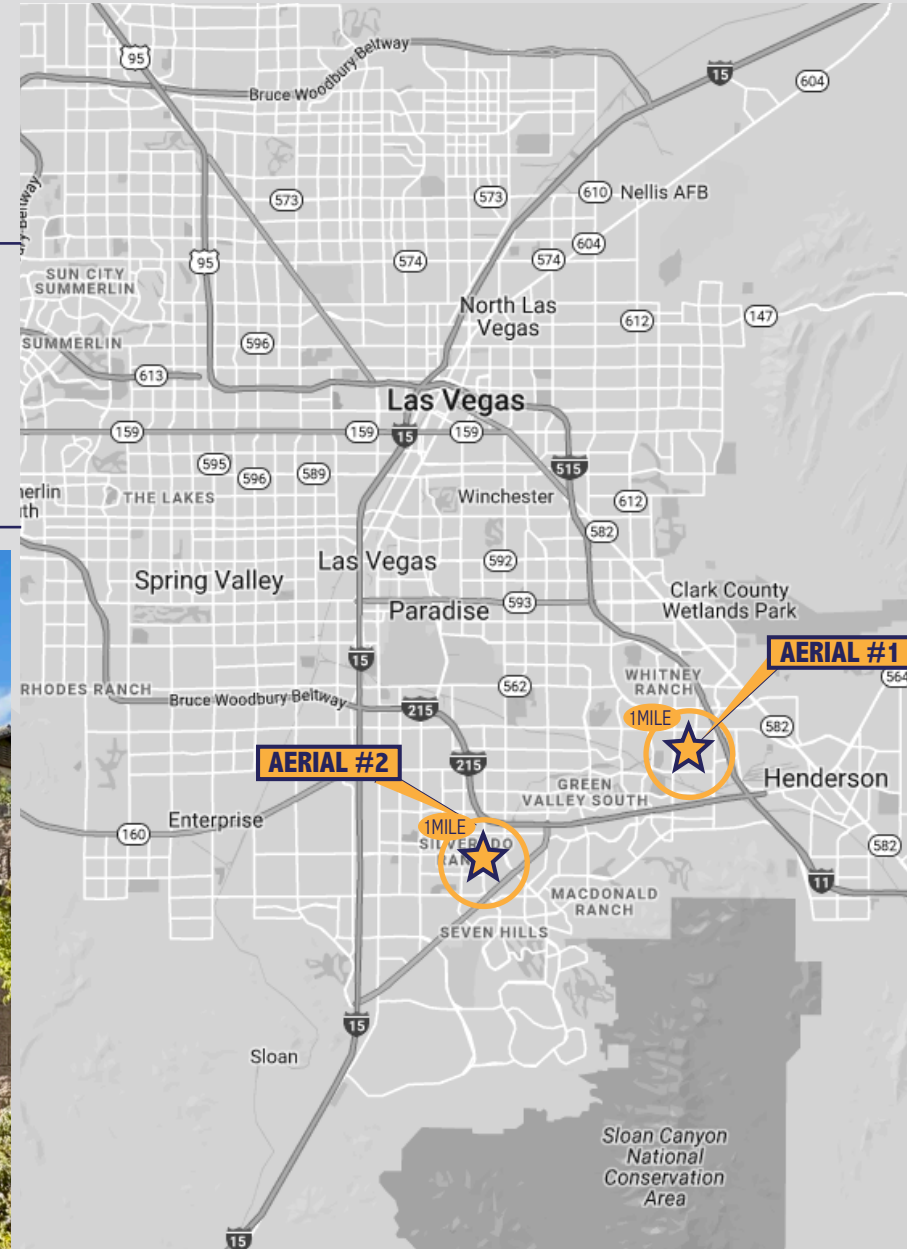
7,869



\$126,977



3.15%



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# DISCLAIMER

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The information contained in this Offering Memorandum is confidential and has been provided solely for the purpose of reviewing the Property by a prospective purchaser. It is not to be used for any other purpose or disclosed to any other party without the express written consent of the Seller or Dunbar. This material is based in part on information provided by the Seller and in part on financial information obtained by Dunbar from sources deemed reasonably reliable. Any summaries of documents included herein are not intended to be comprehensive or all-inclusive, but are merely provided to outline some of the provisions contained therein. Such summaries are qualified in their entirety by reference to the actual documents they describe.

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